



CITY OF SUNNYVALE REPORT Administrative Hearing

June 29, 2005

SUBJECT: **2005-0436 – Velimir Sulic** [Applicant] **Debora Sawyer-Poch** and **John Poch**: Application on a 20,700 square-foot site at **945 Reed Avenue** (near S. Wolfe Road) in an R-0 (Low Density Residential) Zoning District. (APN: 213-04-093)

Motion Application for a Parcel Map on a 20,700 square-foot site to allow for a two lot subdivision.

REPORT IN BRIEF

Existing Site Conditions Two single-family residences

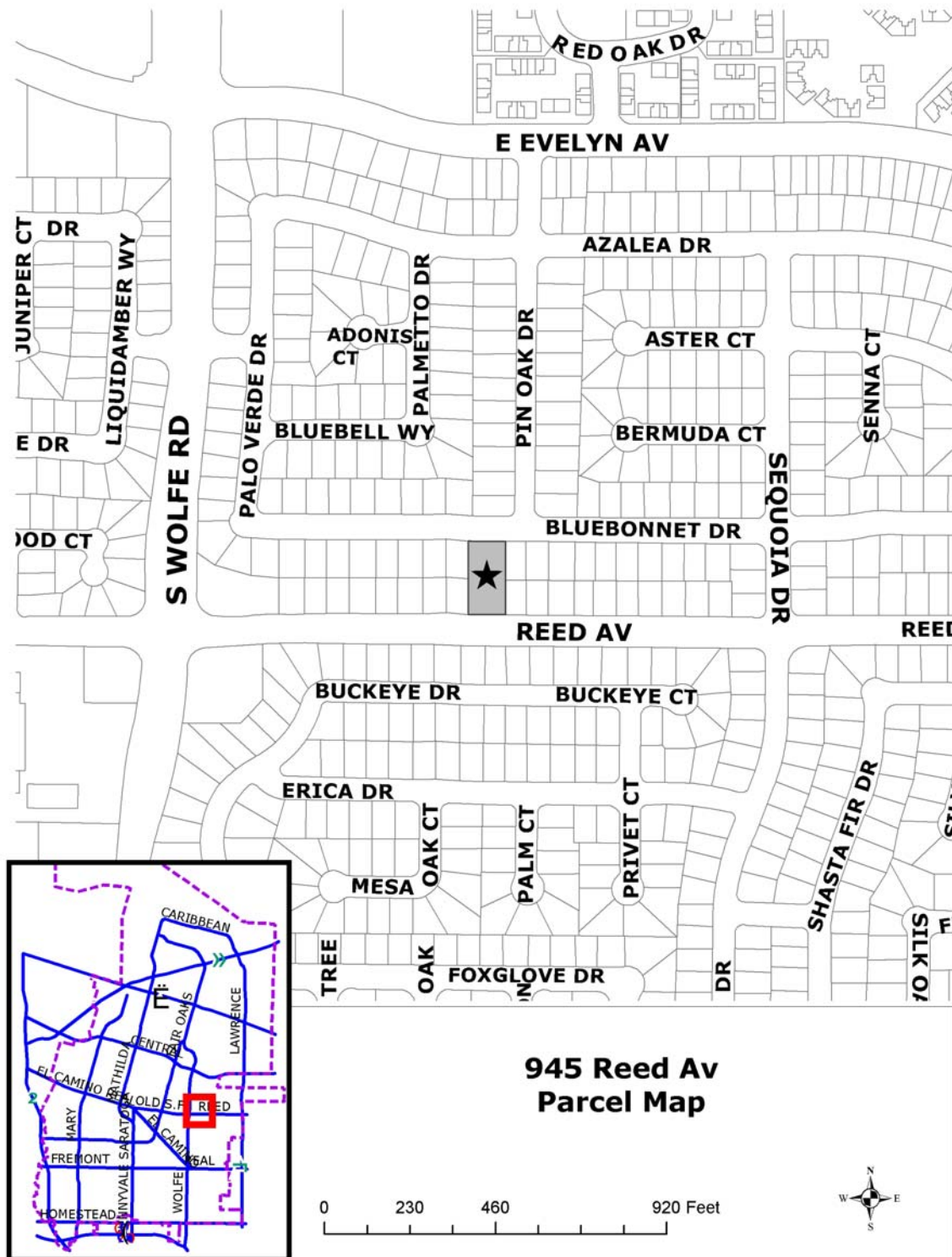
Surrounding Land Uses

North	Single-family residential
South	Single-family residential
East	Single-family residential
West	Single-family residential

Issues Compliance with Sunnyvale Municipal Code

Environmental Status A Class 15 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approval with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	20,700	Parcel 1 – 10,000 Parcel 2 – 10,200 (less 500sf of street dedication)	6000 sf min.
Gross Floor Area (s.f.)	4,025	Same	9,315 sf max. w/out public hearing
Lot Coverage (%)	19%	Parcel 1 – 14% Parcel 2 – 25%	45% max.
Floor Area Ratio (FAR)	19%	Parcel 1 – 14% Parcel 2 – 25%	45% max. w/out public hearing
Building Height (ft.)	17 ft	17 ft	30 ft max.
No. of Stories	1	1	2 max.
No. of Buildings On-Site	2	1 per parcel	---
Setbacks Facing Property (Existing)			
Front	31 ft	Parcel 1 – 20 ft Parcel 2 – 40 ft	20 ft min.
Left Side	8 ft	Parcel 1 – 16 ft Parcel 2 – 8 ft	4 ft min. Total 12 ft
Right Side	13 ft	Parcel 1 – 14 ft Parcel 2 – 20 ft	4 ft min. Total 12 ft
Rear	25 ft	Parcel 1 – 35 ft Parcel 2 – 20 ft	20 ft min.
Parking			
No. of Covered Spaces	3	Parcel 1 & 2 – 2	2 min.
No. Uncovered Spaces	3	Parcel 1 & 2 – 2	2 min.

ANALYSIS**Description of Proposed Project**

The applicant proposes to subdivide an existing residential parcel, containing two single-family residences, into two separate parcels. Parcel 1 currently has access from Reed Avenue and will continue to take access from Reed. Parcel 2 has street frontage on Blue Bonnet Drive, but will take access from Reed Avenue due to the configuration of the existing residence. A 20 foot wide

ingress and exit easement will be recorded with the Parcel Map to formally allow Parcel 2 to gain access. A Condition of Approval has been added that requires Parcel 2 to take access from Blue Bonnet Drive when the property redevelops in the future.

Sunnyvale Municipal Code (SMC) requires that all single-family residences have two covered and two uncovered parking spaces. As part of this Parcel Map subdivision application, the applicant is required to ensure compliance with current SMC. Parcel 1 currently has a one car detached garage sited to the rear of the residence. The applicant is proposing to demolish this structure and construct a new two car garage attached to the front of the home. This will satisfy the SMC parking requirements. A Condition of Approval has been added to require the existing garage be demolished prior to final recordation of the Parcel Map. A Condition of Approval has also been added the requires construction of the new two car garage be started (Approved Building permits approved and issued) prior to final recordation of the Parcel Map

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Decision	Date
2002-0918	Design Review for a single story addition to an existing single story residence	Approved	12/06/2002

Environmental Review

A Class 15 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 15 Categorical Exemption includes minor land divisions.

Site Layout: The existing parcel has street frontages on Reed Avenue and Blue Bonnet Drive. The site is developed with two single-family residences. There are currently no proposed changes to the structures other than the construction of the new two car garage.

Compliance with Development Standards/Guidelines: The site complies with all SMC guidelines, except the two car covered parking requirements for Parcel 1, as described previously.

Expected Impact on the Surroundings: There are no expected impacts to the surrounding property owner's resulting from this Parcel Map.

Parcel Map

Description of Parcel Map: The applicant proposes to subdivide an existing residential parcel, containing two single-family residences, into two separate parcels. As part of this subdivision process, the City requires a five foot dedication along Blue Bonnet Drive. This dedication will complete the 31 foot public right-of-way from the center line of Blue Bonnet Way. A Condition of Approval has been added to require the five foot dedication, as shown on the Parcel Map plan.

As part of this subdivision application, the applicant is required to underground the existing utilities on site (service drops to both residences). A Condition of Approval has been added stating this requirement.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 15 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Parcel Map. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Parcel Map with attached conditions.
2. Approve the Parcel Map with modified conditions.
3. Deny the Parcel Map.
4. Direct staff as to where additional environmental analysis is required.

Recommendation

Alternative 1.

Prepared by:

Steve Lynch
Project Planner

Reviewed by:

Diana O'Dell
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site Plans

Recommended Findings - Parcel Map

In order to approve the Parcel Map, the proposed subdivision must be consistent with the General Plan. Staff finds that the Parcel Map is in conformance with the General Plan. However, if any of the following findings can be made, the Parcel Map shall be denied.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

Staff was not able to make any of the above findings, and recommends approval of the Parcel Map.

Recommended Conditions of Approval – Parcel Map

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Parcel Map shall expire two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. Obtain all necessary Building and Fire permits for any improvements to the site.

2. RIGHT-OF-WAY IMPROVEMENTS

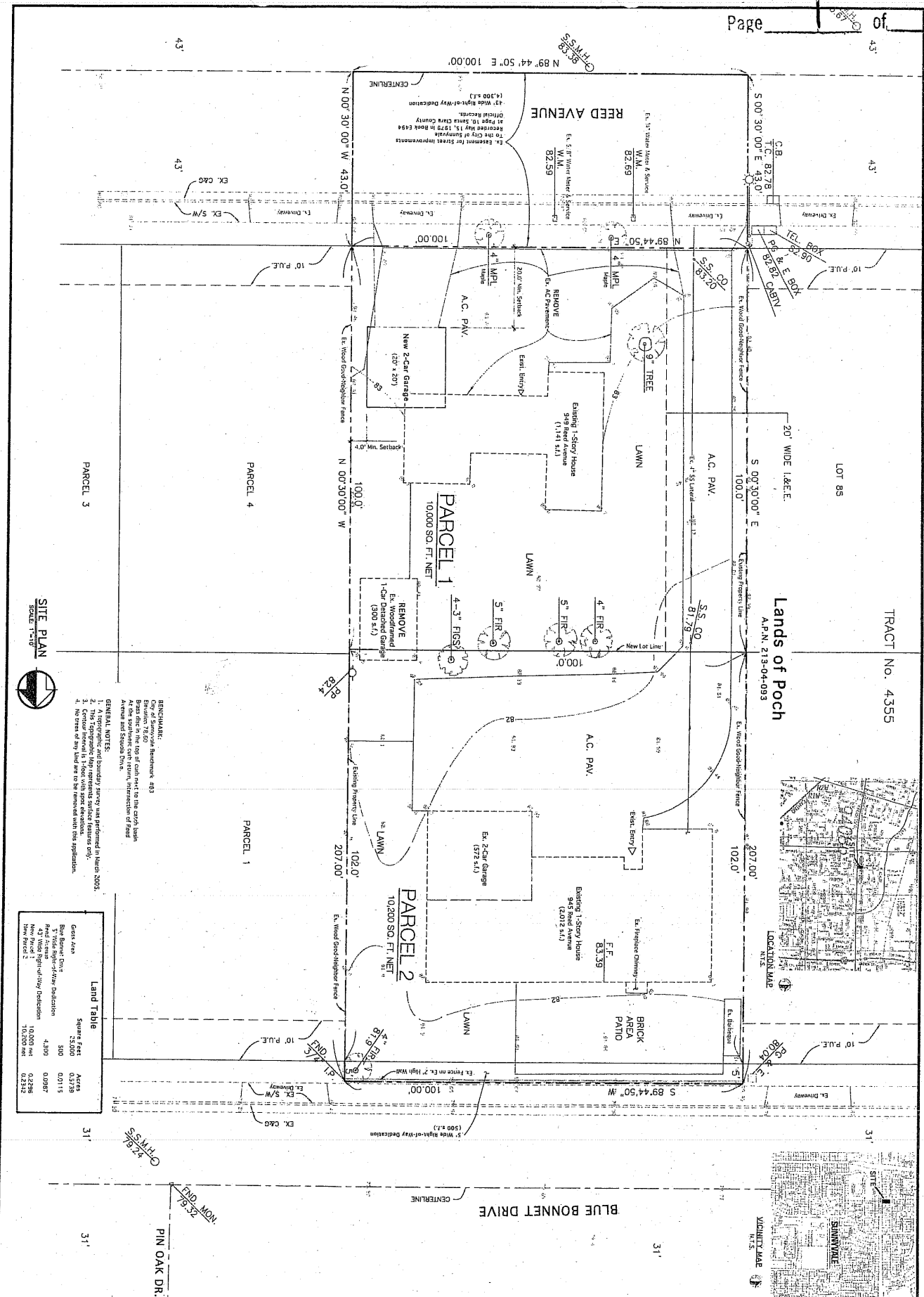
- A. Obtain a Development Permit from the Department of Public Works for improvements.

3. PARCEL MAP CONDITIONS

- A. Comply with all applicable code requirements as noted in the Standard Development Requirements.
- B. The applicant shall place the existing utilities underground on site (service drops to both residences).
- C. A 5 foot fee title dedication is required along Blue Bonnet Drive, as shown in the approved Parcel Map application.
- D. Full development fees shall be paid for each project parcel or lot shown on the Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- E. The existing garage shall be demolished prior to final recordation of the Parcel Map.
- F. Construction of the new two car garage shall be started (Approved Building permits approved and issued to property owner) prior to final recordation of the Parcel Map.
- G. Parcel 2 shall take access from Blue Bonnet Drive when the property is redeveloped. Redevelop in this case means construction,

demolition, replacement, or repair of 50% or more of the existing structure as of 06/29/2005.

- H. Each parcel shall function independently in terms of utility services (ie water lines, sewer lines, electrical lines, etc.) Easements shall be established for cross-parcel functions (e.g., cross-parcel drainage easements, access easements, etc.)
- I. Any existing deficient public improvements shall be upgraded to current City standards. This includes the driveway approaches (upgrade to current City Standards) and upgrade the existing water meter (upgrade to radio-read water meter).



2-LOT TENTATIVE MAP LANDS OF POCH REED AVENUE, SUNNYVALE, CALIFORNIA		MASON-SULIC CIVIL & DESIGN CONSULTANTS, INC. 2021 The Alameda, Suite 105, San Jose, CA 95126, PH: 408/261-4743 FAX: 408/261-5407 APPROVED BY: <i>[Signature]</i> DATE: 4/27/05	SHEET NUMBER 1 OF 1 SHEETS	PLANNING NO. 05022-1
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